

VALLEY CENTER PLANNING COMMISSION MINUTES

7:00 P.M., Tuesday, June 24, 2014

Valley Center City Hall at 121 S. Meridian Avenue

CALL TO ORDER: Chairperson Park called the meeting to order at 7:00 p.m. with the following members present: Danny Park, Ronald Colbert Sr., Del James, Gary Janzen, Terry Nantkes, Don Bosken, Matt Stamm, and Ben Neaderhiser.

Members absent: Scot Phillips

Staff Present: Warren Utecht and Deby Taylor

Meeting started with the Pledge of Allegiance to the American Flag.

AGENDA: A Motion was made by Commissioner Colbert, seconded by Commissioner Stamm to set the agenda as presented. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES:

A motion was made by Commissioner Colbert, seconded by Commissioner Nantkes to accept the May 27, 2014 draft minutes as written. Motion passed unanimously.

PUBLIC COMMENT: John Dailey requested that the minutes and meeting packet items be included in the City Hall foyer Planning Commission folder. Warren Utecht stated he will present a recommendation to the commissioners at the next meeting.

COMMUNICATIONS-None

PUBLIC HEARING: Comprehensive Plan 2014-2023

Chairperson Park opened the public hearing for comments from the public at 7:05 p.m.

7:05 – 7:40 p.m.: John Dailey, P.O. Box 381, Valley Center. John had several questions on page 14, Table 2: Comparison of Current Zoning and Land Use Map concerning the possible re-zoning of various properties. John requested the Zoning Administrator, Warren Utecht, review and explain the purpose for each property on the list. Warren described each zoning possibility. After several questions and concerns Warren assured him that in the event of any change the process would go through the proper procedure and property owners would be involved in making decisions on the zoning of their property.

John also questioned page 15, Extraterritorial Zoning Regulations denoting Kansas Statute 12-754 as reference. Warren stated he would look into it and make corrections if needed.

7:40 – 7:44 p.m.: Al Hobson, 531 W. 3rd St., Valley Center. Al gave history, and counsel on several of the zoning options. He esteemed the planning commissioners and exhorted them to keep up the good work.

7:44 – 7:49 p.m.: Donna Pearson, 2701 W. 69th N. Donna expressed her desire for her property to maintain zoning that would enable her to conduct a business on her property. She stated that upon Valley Center's annexation the zoning of her property changed. Commissioner Colbert felt the Planning Commission should look into this to see if a correction should be made. This item was removed from table 2.

Chairperson Park closed the public hearing at 7:49 p.m.

DELIBERATION: Warren referred to pages 3 – 6 noting the need for major infrastructure and vehicle funding. He stated this aspect of the plan was vital for funding future maintenance and growth. Commissioner Colbert asked if the potential annexations would interfere with Sedgwick County. Warren stated the county accounts in a general way that city growth will occur in their comprehensive plan but does not get specific where that growth will occur. Commissioner Stamm noted that USD 262 was inadvertently listed twice in the appendix. The following amendments were decided...

1. Remove two properties from the potential zoning list.
2. Remove duplicate USD 262 from list.
3. Research Extraterritorial Zoning Regulations for possible wording modification.

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning Commission, Commissioner Colbert made a motion to recommend to the City Council adoption of the Valley Center Comprehensive Plan 2014-2023 subject to amendments made during the Planning Commission meeting and by a Resolution dated July 24, 2014. Motion and resolution was seconded by Commissioner Janzen and passed unanimously.

COMMITTEE AND STAFF REPORTS-None

ITEMS BY PLANNING COMMISSIONERS:

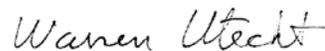
- Del James – Nothing
- Ben Neaderhiser – Nothing
- Gary Janzen - Nothing
- Don Bosken – Nothing
- Terry Nantkes – Nothing
- Danny Park – Welcomed Ben
- Matt Stamm – Nothing
- Ronald Colbert Sr. – Welcomed Ben

ADJOURNMENT:

Motion made by Commissioner Stamm and seconded by Commissioner Bosken to adjourn. Motion passed unanimously.

Time of Adjournment: 8:11 p.m.

Respectfully submitted,



Warren Utecht,
Planning Commission Secretary

Minutes to be reviewed and approved by the Valley Center Planning Commission at the next meeting.

/Danny Park/
Danny Park, Chairperson
WU/dt